

**MINUTES
ALTA TOWN COUNCIL MEETING
THURSDAY, DECEMBER 8, 2016
10:00 AM
ALTA COMMUNITY CENTER, ALTA, UTAH**

1. The Mayor called the meeting to order at 10:00 am. Mayor Tom Pollard and Council members Cliff Curry, Harris Sondak and Elise Morgan were present. Paul Moxley was excused.

2. Update on operation of antimony treatment plant and the sewer and water systems: Keith Hanson

Keith Hanson had prepared a handout that reviewed the operation of the antimony treatment plant; he reviewed that handout which is attached to the minutes. Keith reported that on November 30, 2016 the media in filter "A" was changed out after six years of operation. Over 240 million gallons of water were run through filter "A" before the media was replaced.

Keith explained that filter "B" is now the lead filter and filter "A" will not be put in service until filter "B" reaches 4 ppb. The Town will have to buy another load of media for filter "B" in the next couple of years; the cost of that media will run around \$25,000.

Keith updated the Council on the recent draft of the Town of Alta Drinking Water Source Protection Plan; an update is required every five years. It will be submitted to the State of Utah by the end of this month.

The Division of Drinking Water audited our water system and updated our Sanitary Survey which is required every three years.

Keith reported that there were two water leaks on laterals to homes that were addressed this summer: one at the Ferguson home in Peruvian Estates and the other was found at the Leines home near Hellgate. The cost of repairing those leaks was born by the homeowners.

Keith updated the Council on the solution to the Grizzly water system when the power goes out.

Keith reported that the annual TVing of the sewer was completed this summer; 100% of the sewer was addressed. A manhole near the Rustler Lodge was damaged and subsequently fixed and two new sewer vents will be installed near the Hellgate.

A fist size hole was found on Chickadee on the sewer line which was repaired and eight manholes in the canyon were raised.

Keith reported on Snowbird's plan to place a tunnel under the area near Chickadee which will warrant the moving of the main sewer line in this area. Snowbird will be asked to pay a good portion of the moving of the sewer line when and if this tunnel project takes place.

Harris asked about whether the treated water out of filter "B" is mixed with raw water: it is.

Harris asked about the water that comes out on the bypass road each spring. Keith explained that this is ground water that is following the telephone conduit which then surfaces on the road.

Harris asked about the depreciation of the water and sewer systems and also the expected life time of those systems; those figures appear in the financial statements with a range of 10-50 years.

Keith says that, depending the construction of those lines (what type of materials), the systems are depreciated at a rate of 50 years. Keith went on to explain that the valves in those systems are depreciated at 10 years. Even though the lines are reaching 50 years, Keith feels confident that they are in good shape; sections have been dug up and replaced to check on the integrity.

3. Presentation, discussion and action on the 2015-2016 Financial Statements and Audit of the Town of Alta – Paul Skeen and Alawna Echols. 00:16:32

Ross Youngberg introduced Paul Skeen and Alawna Echols. Paul will be the new manager over the Town's audit.

Alawna Echols and Paul Skeen reviewed some of the highlights of the audit and financial statements for the Council.

- The financial statements are reported fairly in all materials respects.
- The Management's Discussion and Analysis prepared by the Town of Alta and the pension tables prepared by the audits are both included in the final report.
- Supplementary information on revenues and expenditures are included as well and is compared to the financial information provided by the Town staff; in their opinion this information is fairly stated.
- There were two other reports reviewed; internal controls and state compliance. The Town complied with the State of Utah compliance standards.
- There were two findings on the internal controls; the first is the auditor assisting in preparing the financial statements and the second is the lack of segregation of duties in the management of the financials affairs within the town staff.
- A few of the financial highlights were also reviewed; statement of net position and the statement of activity. The purchase of the land from the Forest Service was also reported during this fiscal year. The value put on that land was \$857,000.

The largest liability for the Town is the net pension obligation with the Utah Retirement System (URS). This pension obligation was explained in detail by Paul Skeen; the Town portion is .04% of the total liability of all entities that participate or \$255,000. The state calculates the rate of return at \$4.75% and they calculate all totals based on a 20 year period of time.

Paul explained that the URS prepares all the findings for each participating entity and those findings are incorporated into the annual audit. Paul opined that the extent of the Town's obligation to the pension system is reflected in the funds that the Town contributes each year to the pension system. Paul opined that this liability to the Town is almost meaningless and the real intent of this report is to show the obligation; this is a long tem calculation.

Also, if URS's liability goes up over a period of time, URS would probably address part of this liability through increases in the contributory rate to the participating entities.

It was asked if the Town should set aside funds to address its current liability with URS. Paul Skeen opined that he would not set aside funds but instead would watch the contribution rates and the report found in the annual audit for the Town and make sure that the Town is comfortable funding the annual contribution rates for the participants in the plan. Currently URS is 86% funded. It was also pointed out the pension obligation is backed out when determining an entities bonding rate.

Harris asked about the risk implications of the acquisition of a \$900,000 worth of land; if you acquire an asset you are at risk of losing that asset.

Paul Skeen stated that realistically the risk stems from the use of the land; if you built a state park versus a parking lot on that land the risk would be greater. At this point in time the intended use of the acquired land is not a high risk use.

Harris stated that the Town has a particular type of contract in place for our water and asked if this was included in any of Eide Bailly's risk analysis.

Paul stated that the financial implications of that are not short term risks; they are long term risks.

Hearing no further questions on this matter, there was a motion by Harris Sondak to approve the 2015/2016 audit and financial statements for the Town of Alta. There was a second by Elise Morgan and the motion as passed.

4. Mayor's Report – 00:46:45

The Mayor reported on the following matters:

- The Alta Ski Resort opened on December 2, 2016.
- COG held their legislative luncheon last month. John attended and thanked Senator Niederhauser for his help with canyons matters.
- There was an update on Mountain Accord.
- A report was given on the Mayor's visit to Washington DC when HR5817 was presented in committee. The Mayor reviewed the process going forward and his meetings with all the elected officials from Utah.
- He reviewed the issue of transportation related to this Bill and what needs to happen on this matter going forward as part of the Mountain Accord process.
- Mike Morey reported on the matters that were discussed at the last road meeting: changes in start times for early morning avalanche control and back country access closures during this time period.
- The full time bus schedule will start on December 18th.
- UFA has selected a new chief: Dan Peterson. Chief Peterson is from Oregon.
- The Mayor reviewed the issues with new metro townships and cities as it relates to membership in UFA. The Town's interlocal agreement with UFA might need to be addressed with regard to these changes.
- The next meeting of the Town Council will be Thursday, January 12, 2017.

5. Treasurer's Report – 01:02:30

Marc Dippo read the monthly treasurer's report – attached to the minutes.

Noting on error in the report which will be corrected (ACVB expense listed twice), there was a motion by Elise Morgan to approve the treasurer's report as presented. There was a second by Cliff Curry and the motion was carried.

6. Departmental Reports: 01:17:20

Town Administrator's Report – John Guldner reporting on the following matters:

- Utah Local Government Trust's TAP program which involves attending training and having safety meetings in the Town of Alta.
- The Trust's sewer manhole management program.

Assistant Town Administrator's Report – Chris Cawley reporting on the following matters:

- The 3rd annual health insurance sign up event will be held on Friday, December 9th at the Alta Community Center.
- There was an update on a U of U Planning class that produced an entry sign as their class project.

UFA Report: Rand Andrus reminded everyone about the use of space heaters and candles in their homes. . He also requested the residents and businesses near fire hydrants in the Town assist in keeping them clear from snow.

Marshal's Report – Mike Morey reported on the following matters:

- Reminded everyone of the no-interlodge travel signs that are put near the doors of homes and business when the need arises.
- Please participate in the Town's road closure and interlodge tab on the Town's website. Also look for the Town's twitter feed which is kept up to date on these matters.
- The monthly road meeting.
- UDOT will be an incident management truck with a variable messaging sign in the canyon when the need arises.
- Gage and Hannah are the Town's new early morning dawn patrol and parking enforcement team.
- Commended UFA on their medical response to an incident at Snowbird.

7. Town Council Minutes – November 10, 2016 – 01:19:38

Hearing no discussion on this matter, there was a motion by Harris Sondak to approve the minutes of the November 2016 Town Council meeting with corrections and edits. There was a second by Elise Morgan and the motion was carried.

8. Resolution 2016-R-8 – A resolution authorizing the extension and amendment of the Interlocal Service Agreement between the Town of Alta and Salt Lake County Service Area #3

The Mayor noted that the rate for the first forty hours is lower than the rate for the extra hours and asked how often they go over the 40 hours per month. Kate explained that Keith had set that

rate and the only time they charge over that 40 hours is when there is a special project. The increase is due in part to the increase in the Service Area #3's cost of doing business.

Hearing no further discussion on this matter, there was a motion by Elise Morgan to approve Resolution 2016-R-8 which amends and extends the Interlocal Service Agreement between the Town of Alta and Salt Lake County Service Area #3. There was a second by Cliff Curry and the motion was carried.

9. Resolution 2016-r-9 – A resolution approving the Town of Alta Reimbursement Arrangement Plan and Summary Plan Description as amended.

Kate Black explained that Town's and her personal contributions to her HSA were inappropriate and mistaken in 2016 because Kate had registered for Medicare Part A. It is against the law to be part of any Medicare program and have an HSA.

Accordingly Kate reimbursed the Town of Alta not only for their \$1800 contribution but also her personal contributions to her HSA. The total that was reimbursement was \$2,860.00.

After consulting with the company that manages the Town's HRA, the Town came up with a solution to address those employees that for whatever reason, do not qualify for an HSA. The Town did make Kate "whole" in 2016 but the solution presented in this meeting will address employees in Kate's situation going forward.

The Town has created a new "category" in its HRA benefit plan that will allow Kate to submit her health, dental and vision bills to NBS. She will be reimbursed for those costs up to \$2,300 – the equivalent to the funds given to all other employees in their HSA. In Kate's situation if she does not use the \$2,300 in her HRA, she loses the use of those funds at the end of the calendar year. All other employees are allowed to carry over those funds not used in their HSA's.

The new contract with NBS not only addresses the aforementioned situation it also addresses the increase in the employees out of pocket maximum this year which increased to \$450 for single participants and \$900 for couples/families. After an employee reaches their deductible the employee pays 20% of the cost of service up to their out of pocket maximum. Accordingly an employee may apply to be reimbursed for their 20% up to \$400 and \$900 respectively through the Town's HRA program with NBS. If an employee does not use the HRA funds available to them during any calendar year, they forfeit the use of those funds. HRA funds may not be carried over from year to year.

Hearing no further questions or comments on this matter, there was a motion by Cliff Curry to approve Resolution 2016-R-9, a resolution approving the Town of Alta Health Reimbursement Arrangement Plan and Summary Plan Description as amended. There was a second by Elise Morgan and the motion was carried.

10. Discussion with possible action on proposed Town of Alta General Plan Amendment Section 4.3A – "Commercial Core Plan" – 01:27:26

The Mayor explained that at the most recently Planning Commission meeting they had a public hearing and voted to recommend to the Town Council to amend the Town of Alta General Plan.

Chris Cawley commented that the recently adjusted Commercial Core Plan has been available on the Town's website and in that version are the architectural renderings. The goal with this project was to take some kind of General Plan level action regarding the outcome of this project.

Chris commented that as the scope and scale of the Mountain Accord deliverables has changed the Town's outlook of this project has changed and the approach addressed by the Planning Commission and now the Town Council reflects that reality.

The two page summary presented at the meeting memorialized the participation in this project and spoke to the process that was followed. This document also made a few high level statements about the consensus made during the process of this project. Those items included the location of a future community center, improved pedestrian and bicycle infrastructure in town and improved transit facilities at activity centers.

Harris recommended that the statements made in this addendum to the General Plan be "tucked" into the General Plan itself. Harris also felt that a bit of procedural "how we got here" language could be taken out of the document.

Chris went on to explain that it is not the intent for this document to represent an adoption of the Commercial Core Plan itself. The intent is to memorialize a few of the key outcomes of the project.

Elise asked if there were any public comments at the public hearing held by the Alta Planning Commission. Chris did not remember that there were any comments.

John Guldner explained that this addendum recognizes the process that the Town of Alta went through on this project and recognizes the consensus of what people wanted to do in the commercial core area of the town. John went out to point out that it does not change any land uses or requirements in this area of town; it is a guide.

Chris confirmed that the renderings will not be part of this addendum to the General Plan but they will be available on the town's website for the public to view.

Harris asked Rich if he saw a need for the proposed addendum being discussed today to be integrated into the current format of the General Plan. Rich opined that it will probably not be the last time the town will have a discussion about the General Plan or the commercial core given what could happen in the future, so he thought this approach was good for now.

Harris's only suggestion would be to go forward with this approach but review the middle paragraph and have it say "These principals and input from the Alta Planning Commission and the public lead to the development of the preferred alternative and plan which include the following key elements....."

The Mayor made a motion, that with the aforementioned changes recommended by Council member Sondak, the Town Council adopts Section 4.3A into the General Plan. Harris Sondak seconded the motion. Hearing no further comments on this matter, the Mayor called for a vote on the motion and it was carried.

Harris Sondak excused himself from the meeting at this time.

Cliff Curry felt that this is the “biggest” thing the town has taken on since its incorporation. The Town needs to put together a framework for the work involved in the planning of the improvements as well as the financing of those improvements..

11. New Business – 01:41:01

The Mayor commended Chris Cawley on the new format for the newsletter that went out recently.

Kate Black mentioned that in the January meeting the Council will be asked to discuss the Town’s participation in a local public safety and firefighters surviving spouse trust fund. The trust fund addresses the payment of health insurance premiums for spouse/dependents of a line duty death of a public safety officer or firefighter.

12. Citizen Input -01:42:35

Pat Shea commented that the Friends of Alta and he really appreciated the process the Town went through during the review of the Commercial Core Plan and in his opinion, the result was a good one.

Pat also encouraged the Town to continue the open dialogue of issues related to the concepts like the train and tunnel and hoped that any further resolution addressed by the Town would not include these two concepts.

Karen Travis brought to the attention of the Council the new sales tax agreement between the State of Utah and Amazon; those residents in Utah making purchases through Amazon will now be paying state sales tax. Karen was concerned that the Town of Alta will not receive their portion of that sales tax because the town’s zip code is the same as Sandy’s and that mail delivery goes to post office boxes. Kate will contact the sales tax division to clarify this matter. Staff will look into the Town of Alta getting their own zip code.

Onno Wieringa reviewed the following matters:

- The Mountain lands bill in front of Congress and weaknesses in the bill related to transportation. The Ski Lift Company will try to come up with language that addresses their concerns.
- As it relates to the train and tunnel concepts, Mountain Accord is involved in a study to address long term transportation options. Mountain Accord is also looking at options that address the possibility of connecting Big and Little Cottonwood Canyons. That report is expected to be out in June of 2017.

13. Motion to adjourn – 01:54:35

Hearing no further business before the Town Council, there was a motion by Cliff Curry to adjourn the meeting, there was a second by Elise Morgan and the motion was carried.

Passed and approved this 12th day of January, 2017.

s/Katherine S.W. Black
Town Clerk

